



INVESTIGATOR HOME INSPECTIONS

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<https://www.InvestigatorHI.com>



TREC REI 7-6

Springtown, TX 76082



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PROPERTY INSPECTION REPORT FORM

<i>Name of Client</i>	06/13/2025 1:00 pm
Springtown, TX 76082	<i>Date of Inspection</i>
<i>Address of Inspected Property</i>	
Cliff Snyder	Pro. Real Estate Inspector TREC # 23321
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Inspector(s) Only

Occupancy: Vacant

Additional Information:

Equipment Age Information

This report may contain information provided as a courtesy about equipment age located in their respective sections of the report. Equipment age interpreted from component labels is deemed reliable, but not guaranteed, and should be confirmed.

Location Information

This report may contain information about the location of some defects and is provided as a courtesy.

Secondary Reader Of This Report?

If you are reading this report but did not hire Investigator Home Inspections to perform the original inspection, please note that it is likely that conditions related to the home have probably changed even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Do not rely on old information about one of the biggest purchases you will ever make.

Protect your family and your investment. Please call us directly at 817-752-5974 to discuss the report you're reading for this property so that we can arrange for a re-inspection. Thank you!

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ A. Foundations

Type of Foundation(s): Slab on Grade

Method Used To Observe Crawlspce: No crawlspce

Location of Crawlspce Access: Not Applicable

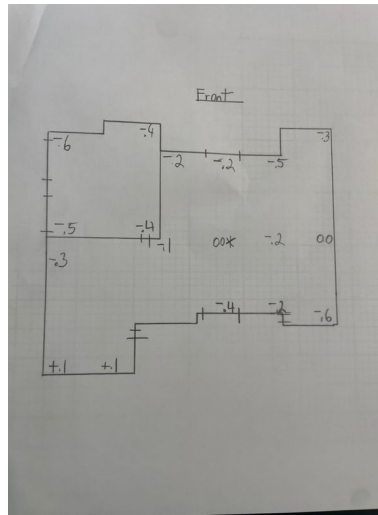
Foundation Performing As Intended:

It is the opinion of the inspector that at the time of inspection the foundation was performing its intended function of supporting the structure.

Foundation Elevation Survey Performed:

The foundation was measured using a digital level device which provides elevation information about the homes foundation. Base unit locations are identified with 0.0* measurement. Measurement points are relative to the base unit and are in tenths (0.1) of an inch.

A diagram with measurements is provided.



1: Surface cracks on foundation slab

[Maintenance Item](#)

Surface cracks were present on slab foundation. These are cosmetic. Monitor for any further deterioration.

Recommendation: Contact a qualified professional.

I=Inspected

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I	NI	NP	D
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Representative Photo

☒ ☐ ☐ ☐ **B. Grading and Drainage**

1: Splash Blocks Missing/Damaged

🟡Deficient

One or more splash blocks are missing or damaged at downspouts. Splash blocks help absorb the force of the water exiting the downspout to help prevent erosion.

Recommendation: Recommended DIY Project



Representative Photo

2: Gutters are discharging onto the roof

🟡Deficient

Gutters are discharging onto the roof. This can cause accelerated roof wear and potentially leaks. Have a qualified contractor evaluate and repair

Recommendation: Contact a qualified professional.

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☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Types of Roof Covering: Architectural Asphalt/Fiberglass

Viewed From: Walked roof



1: Flashing Loose/Missing/Damaged

▲Safety Hazard and/or Needs Attention

Flashing was loose, missing, or damaged. A roofing contractor should evaluate the flashing details and make any needed repairs.

Recommendation: Contact a qualified roofing professional.

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2: Non caulked/ exposed nails present

Deficient

Non caulked / exposed nails present at roof vents and ridge caps. These are a source of potential water intrusion. Recommend having a qualified roofing contractor evaluate and repair

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ D. Roof Structure and Attic

Viewed From: Attic

Type of Insulation: Spray foam

Approximate Average Depth of Insulation: 6-8 inches

1: Evidence of rodents in attic

Deficient

Evidence of rodents in attic. There was evidence of rodents in the attic. A number of rodent droppings were present. This did not appear to be active rodents. Have a qualified contractor evaluate and remedy as needed.

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I	NI	NP	D
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Recommendation: Contact a qualified professional.

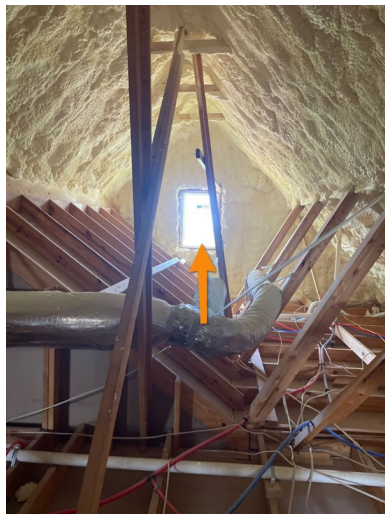


2: Window and attic should be covered

☹️Deficient

The window will let in heat and also UV light which deteriorates Spray Foam insulation. Have a qualified contractor evaluate and repair

Recommendation: Contact a qualified professional.



3: Spray Foam insulation has a hole cut into a unconditioned space

⚠️Safety Hazard and/or Needs Attention

This defeats the purpose of a Spray Foam attic as it is no longer a sealed area. Have a qualified Spray Foam installation installer evaluate and repair any issues with the Spray Foam attic listed and not listed.

Recommendation: Contact a qualified professional.

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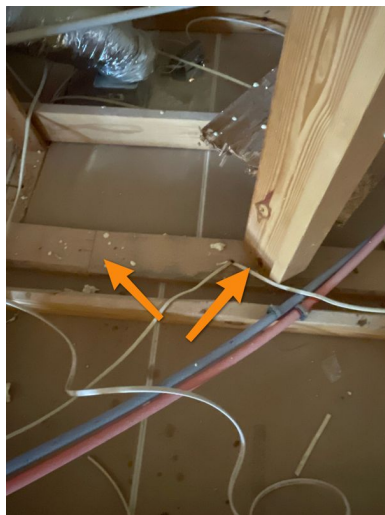


4: Roof strut is not Installed in a proper location

Deficient

The roof strut should sit on top of loadbearing walls. Pictured roof strut is sitting a top a spliced 2 x 6 between two walls. This could cause sagging overtime. Recommend a qualified framing contractor evaluate and repair any issues with roof framing

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ E. Walls (Interior and Exterior)

Type of Exterior Wall Covering: Brick, Siding

1: Bath Grout/Caulk

Maintenance Item

Grout and/or caulk improvements are needed at one or more wet locations. Repair as needed.

Recommendation: Contact a qualified professional.

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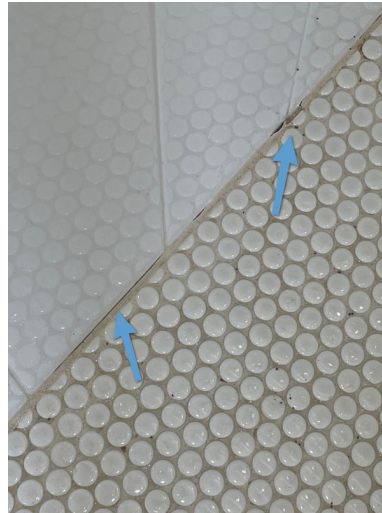
NP=Not Present

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I	NI	NP	D
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Kitchen



2: Exterior Caulking

Deficient

One or more areas at the exterior such as around windows, doors, wood trim, expansion joints, and exterior penetrations require minor caulking improvements. This is a maintenance item that will need to be done periodically.

Recommendation: Recommended DIY Project



3: Exterior Paint/Stain Failing Minor

Maintenance Item

Minor areas of failing paint or stain were noted around the exterior . Recommend prep, prime, and paint as necessary.

Recommendation: Contact a qualified painting contractor.

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I	NI	NP	D
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4: Interior Paint/Stain Failing Minor

I=Inspected

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D=Deficient

I	NI	NP	D
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Maintenance Item

Minor areas of failing paint or stain were noted around the interior. Recommend prep, prime, and paint as necessary.

Recommendation: Contact a qualified painting contractor.



Pantry



Kitchen



Stairs



Main Bedroom



Stairs

5: Walls - Interior Covering Damaged/Deteriorated

 Deficient

One or more areas of the interior walls were damaged or deteriorated. Recommend repair as needed.

[Here is a DIY video](#) on repairing a small drywall hole.

[Here is a DIY video](#) on repairing a medium drywall hole.

Recommendation: Recommended DIY Project

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Pantry

6: Improper flashing at one or more areas on exterior siding

Deficient

Improper flashing at one or more areas on exterior siding. The manufacture of the siding requires a flashing in these areas. This can allow water to enter behind the siding. Recommend a qualified siding installer evaluate and make any need the repairs to the exterior siding

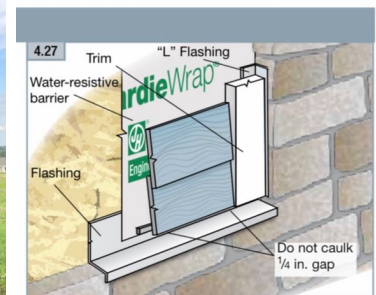
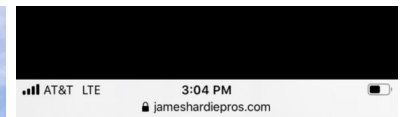
Recommendation: Contact a qualified professional.



Representative Photo



Representative Photo



I=Inspected

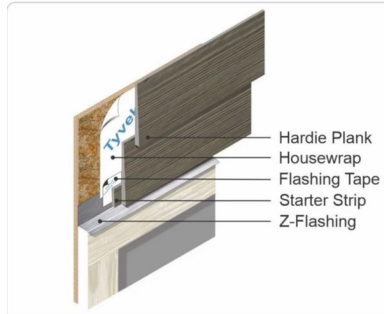
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Hardie Window Flashing



Hardie window flashing



7: Shower enclosure is offset from shower tile

🔴 Deficient

This will allow water to sit on an sloped area. recommend repair as needed

Recommendation: Contact a qualified professional.



Main

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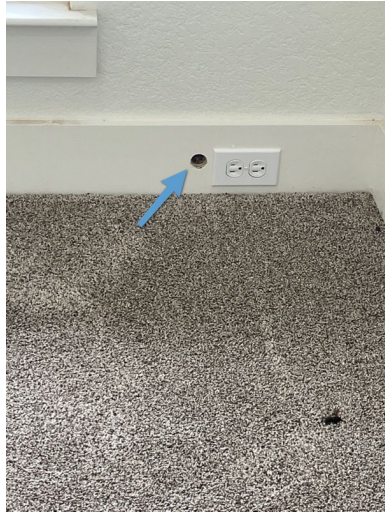
☒ ☐ ☐ ☐ **F. Ceilings and Floors**

1: Floors - Baseboards Missing/Damaged

 [Maintenance Item](#)

The baseboards are missing or damaged in one or more areas. Recommend repair as necessary.

Recommendation: Contact a qualified professional.



2: One or more areas of ceiling paint damage

 [Maintenance Item](#)

One or more areas of ceiling paint damaged or not properly finished. Had a qualified contractor evaluate and repair

Recommendation: Contact a qualified professional.



Bathroom Closet

3: Some type of white filler is in the floor

 [Deficient](#)

Throughout the home

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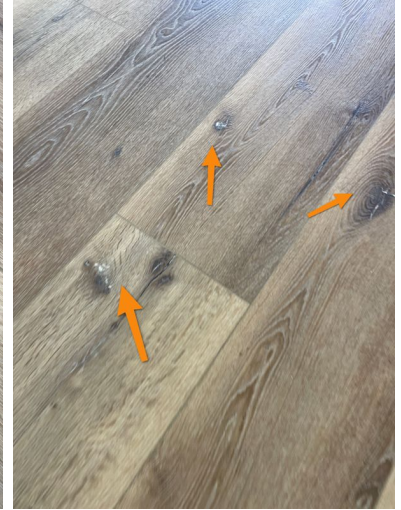
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The what appears to be laminate or vinyl plank flooring has a white filler and all the low areas. It does not appear natural to the grain of the flooring. Recommend a qualified flooring contractor evaluate and repair if needed

Recommendation: Contact a qualified professional.



Representative Photo



Representative Photo

☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

1: Door Damaged

🟡 Deficient

One or more door were damaged. Repair as needed.

Recommendation: Contact a qualified professional.



Front

2: Doorstops Missing/Damaged

🔧 Maintenance Item

I=Inspected

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D=Deficient

I	NI	NP	D
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One or more door stops were missing. Repair as needed.

Recommendation: Recommended DIY Project



Representative Photo

3: Noticeable Gap

⚠️ Deficient

One or more doors had gaps that could result in energy loss. A handyman or door contractor should evaluate and repair.

Recommendation: Contact a qualified door repair/installation contractor.



Front door

4: Rubs Floor

⚠️ Deficient

One or more doors rub the floor when opened and may need to be trimmed at the bottom to prevent damage to the door and flooring. Recommend repair as needed.

Recommendation: Contact a qualified door repair/installation contractor.

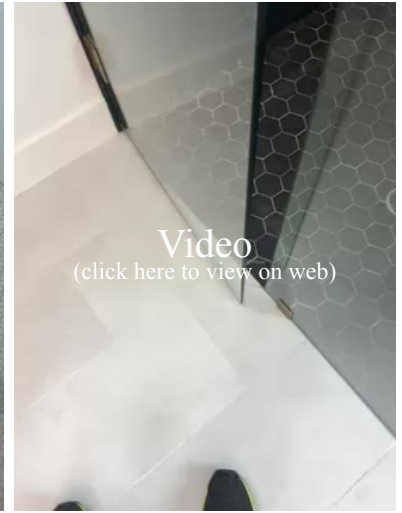
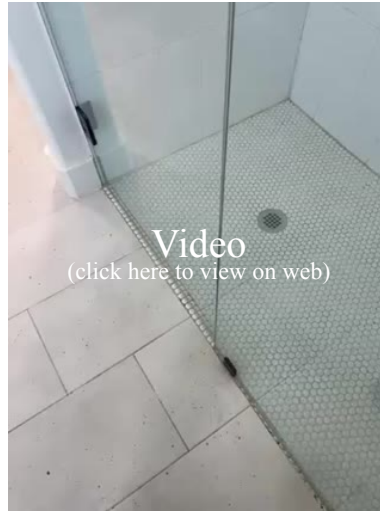
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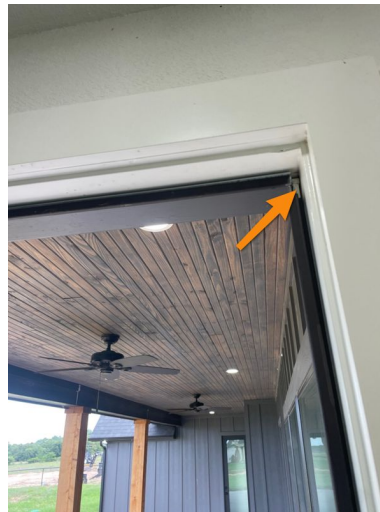
5: Weatherstripping Missing/Damaged

Deficient

One or more doors have missing or damaged weather stripping or door sweeps. Energy loss can occur if not corrected. Recommend repair as needed.

[Here is a DIY guide on weatherstripping.](#)

Recommendation: Recommended DIY Project



6: Attached garage doorway is not equipped with self-closing or automatic closing devices

Deficient

Attached garage doorway is not equipped with self-closing or automatic closing devices. Current safety standards require self closing door to garage. Have a qualified contractor install or repair.

Recommendation: Contact a qualified professional.

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D=Deficient

I	NI	NP	D
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7: Door latch is damaged

🚩 Deficient

This will keep door from opening. Have a qualified contractor evaluate and repair

Recommendation: Contact a qualified professional.



Back door

8: Door is not latching

🚩 Deficient

This will keep door from closing properly. Have a qualified contractor evaluate and repair

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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Back door

9: Evidence of moisture intrusion at door

☹️Deficient

This does not appear to be active moisture. However it is recommended to have qualified contractor evaluate why and how moisture came through the door and making any need of repairs

Recommendation: Contact a qualified professional.



Back bathroom patio door

☒ ☐ ☐ ☒ **H. Windows**

1: Difficult to Operate

☹️Deficient

One or more windows were difficult to open or close. A qualified contractor should evaluate and make any needed repairs.

Recommendation: Contact a qualified window repair/installation contractor.

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D=Deficient

I	NI	NP	D
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2: Screens Missing/Damaged

🔴 Deficient

One or more windows had missing or damaged screens. Recommend replacement.

Recommendation: Contact a qualified window repair/installation contractor.



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I	NI	NP	D
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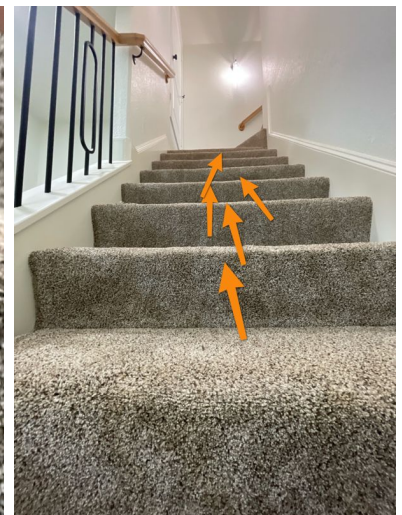
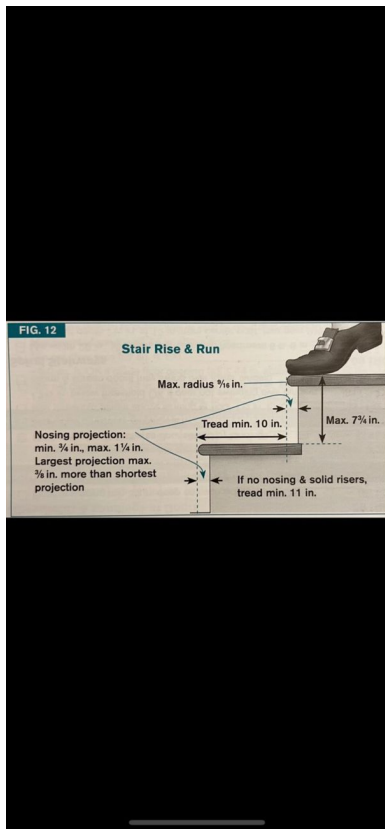
☒ ☐ ☐ ☐ **I. Stairways (Interior and Exterior)**

1: Stairway Tread Height/Width

⚠️ Deficient

The stairway tread width and/or height was improper or irregular posing a safety hazard. A qualified contractor should evaluate and make any needed repairs.

Recommendation: Contact a qualified professional.



Representative Photo

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I	NI	NP	D
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☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys**

Type of Fireplaces: Insert

1: Hearth Length

☹️Deficient

Fireplace hearth should extend a minimum of 20 inches from the front and 12 inches to both sides of fireplace. Recommend a qualified fireplace contractor evaluate and remedy.

Recommendation: Contact a qualified fireplace contractor.



☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**

1: Wood to ground contact

☹️Deficient

This can cause accelerated deterioration. This can also allow wood destroying insects a path to cause damage. Recommend monitor for further deterioration.

Recommendation: Contact a qualified professional.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐ L. Other

1: One or more cabinets have paint deficiencies

[🔧 Maintenance Item](#)

One amor cabinets have paint deficiencies. These are cosmetic. Paint and refinish as needed

Recommendation: Contact a qualified professional.



2: Typical energy transfer occurring at doors and windows

[🔧 Maintenance Item](#)

The thermal imaging camera shows typical signs of any energy transfer doors and windows. This is for your information

Recommendation: Contact a qualified professional.

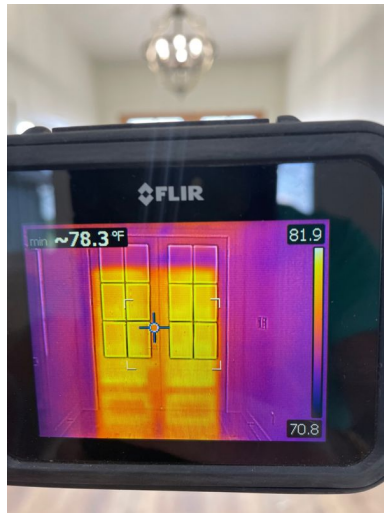
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I=Inspected

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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Panel Capacity: 200 AMP, 225 amp sub panel

1: Wrong type of screws in panel cover

☐ Deficient

Screws with pointed ends can penetrate wires causing a shock hazard. Replace with blunt end screws

Recommendation: Contact a qualified professional.

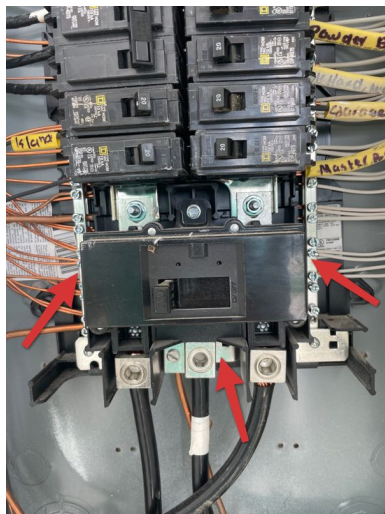


2: Sub panel has neutrals and grounds connected

⚠ Safety Hazard and/or Needs Attention

Sub panel has neutrals and grounds connected. This is not proper wiring for a sub panel. This can cause shock hazards. Recommend a licensed qualified electrician evaluate and repair. Any issues with electrical panels listed and not listed.

Recommendation: Contact a qualified professional.



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D=Deficient

I NI NP D

3: Secondary means of grounding not identified

Deficient

The main electrical panel is required to have two means of grounding. Example would be a grounding rod and a uffer ground. Or a grounding rod and grounding at the homes water supply line. Recommend a qualified licensed electrician evaluate and repair if needed

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex type

Ceiling Fan Not Inspected (Remote Controlled):

One or more ceiling fans could not be inspected because the remote could not be located or did not work. Additional information should be obtained from the current owner.



Light fixture could not be tested:

The batteries to turn the light fixture on are missing from the remote. This is for your information

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**1: AFCI (Arc Fault) Circuits missing**

Deficient

All

AFCI (Arc Fault Circuit Interrupter) protection should be present at all kitchen, family rooms, dinning rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, and laundry areas. AFCI outlets are missing at one or more locations. Todays electrical standards require ARC Fault connections in the locations listed above. While GFCI protection prevents electrical shock hazards, ARC fault protection protects against fire hazards. The inspector recommends repair by a licensed electrician.

Recommendation: Contact a qualified professional.

2: Cover Plates Missing/Damaged

Deficient

One or more outlets or wall switches have missing or damaged cover plates. Recommend replacement.

Recommendation: Recommended DIY Project



Water heater closet

3: GFCI Outlets Missing

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I	NI	NP	D
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Deficient

GFCI (Ground Fault Circuit Interrupter) protection should be present at all bathroom receptacles, garage receptacles, outdoor receptacles, crawl space receptacles, unfinished basement receptacles, kitchen countertop receptacles, laundry room receptacles, kitchen dishwasher, kitchen dishwasher receptacle and receptacles that are located within six feet of the outside edge of a sink, shower or tub. GFCI outlets are missing at one or more locations. The inspector recommends repair by a licensed electrician.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation: Contact a qualified electrical contractor.



4: Light Inoperable

[Maintenance Item](#)

One or more light fixtures were not operating. A new light bulb, repair, or replacement is possibly needed.

Recommendation: Recommended DIY Project

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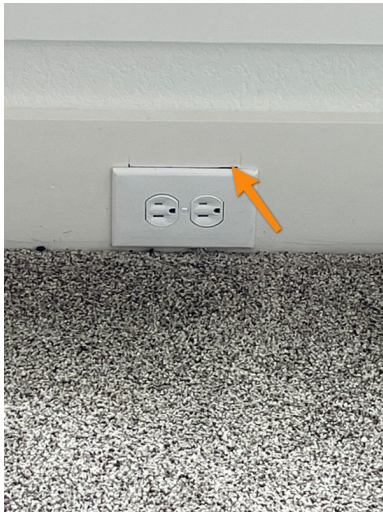


5: Outlets Loose In Wall

🔴 Deficient

One or more outlets are loose in the wall. Repair as needed.

Recommendation: Contact a handyman or DIY project



Main Bedroom

6: Smoke Detectors Defective

🔴 Deficient

One or more smoke detectors are not operating. Recommend Evaluation and repair of all smoke detectors

Recommendation: Recommended DIY Project

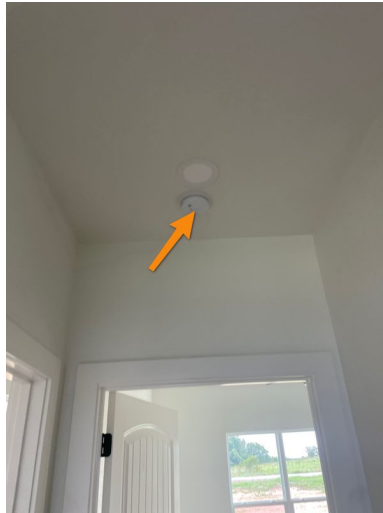
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Beeps

7: Wall Switches Unknown Function

Maintenance Item

The function of one or more wall switches were unable to be determined. Recommend obtaining additional information form the current owner or repair by a licensed electrician.

Recommendation: Contact a qualified electrical contractor.



8: One or more carbon monoxide alarms missing

Deficient

The absence of carbon monoxide alarms outside each separate sleeping area in the immediate vicinity of the sleeping rooms was observed. When the house has a attached garage or any fuel fired appliances carbon monoxide alarms are required. Have a qualified contractor install carbon monoxide alarms in required areas.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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9: One or more receptacles are not tamper resistant

🔴 Deficient

All

One or more receptacles less than five and a half feet above the floor are not tamper resistant. Modern safety standards require receptacles less than five and a half feet above the floor to be tamper resistant. This is a safety feature to prevent shock hazards. Have a licensed electrician evaluate and repair.

Recommendation: Contact a qualified electrical contractor.

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ A. Heating Equipment

Type of Systems: Forced Air, Heat Pump (also provides cool air)

Energy Sources: Electric

Heating System(s) Age: Two-year-old international comfort product air handler and condenser

Furnace Performance Adequate:

The noted heating systems performed adequately during testing.



Emergency heat

1: Condenser was cycling on and off while in heat pump mode

⚠ Safety Hazard and/or Needs Attention

This means the heat pump mode is not operating properly. Have a qualified licensed HVAC contractor evaluate and repair any issues with HVAC system listed or not listed

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ B. Cooling Equipment

Type of Systems: Air Conditioner Unit, Heat Pump (also provides warm air)

Location of Thermostat: 1st floor hallway, 2nd floor bedroom

Cooling System(s) Age: Two year old international comfort air handler and condenser

Cooling Performance Adequate:

The above specified cooling systems registered a temperature differential within the expected range indicating the systems were cooling as intended. The measured temperature differential was 17 degrees.

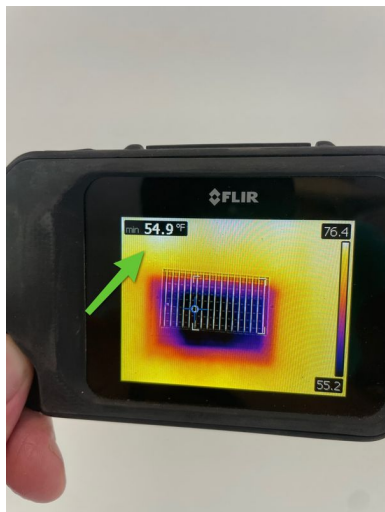
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Factors that may affect the Temperature Differential : None

1: Primary condensate trap is not insulated

Maintenance Item

Primary condensate trap is not insulated in the attic. This can and will cause condensate to leak onto attic floor and then possibly into the house. Recommend having repaired by a qualified contractor.

Recommendation: Contact a qualified professional.



2: A/C air handler does not have a outside air supply

Deficient

A/C air handler does not have a outside air supply. With a spray foamed interior building envelope outside air should be supplied to the A/C system. This can cause potential moisture and humidity issues inside the building. Have a licensed HVAC contractor evaluate and repair.

Recommendation: Contact a qualified professional.

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3: Air handler is missing seal around breakers

➔Deficient

This will allow for energy loss to occur. Have a qualified contractor evaluate and repair

Recommendation: Contact a qualified professional.



4: Secondary pan AC condensate line is combined with primary AC condensate line

➔Deficient

If the two moisture sensors on the secondary condensate line and pan failed and the Condensate tray was to fill with water the owner would not be alerted to the fact as the secondary condensate tray line is combined with the primary condensate line. Recommend a qualified contractor evaluate hand repair

Recommendation: Contact a qualified professional.

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☒ ☐ ☐ ☒ **C. Duct Systems, Chases, and Vents**

1: One or more ducts are restricted

☹️ Deficient

One or more ducts are restricted. This is caused by either excessive bends or sandwiched between other components. This can restrict airflow to supply register. Repair is recommended

Recommendation: Contact a qualified professional.



2nd Floor Bathroom

2: No air filter installed in A/C system

⚠️ Safety Hazard and/or Needs Attention

This will allow dirt and dust to clog coils. In addition the filter housing has a piece of metal blocking filter area. Recommend a qualified licensed HVAC contractor Evaluate and repair.

Recommendation: Contact a qualified professional.

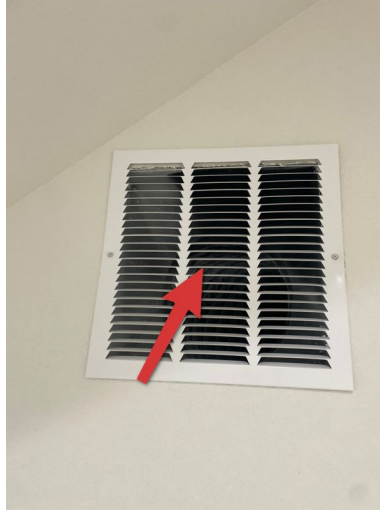
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NP=Not Present

D=Deficient

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒ A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Front of home

Location of Main Water Supply Valve : Front landscaping -

If water supply valve was not located. It is important to know where main water valve is located in case water needs to be cut off to house in the case of emergency. Consult home owner to location or contact a qualified contractor to locate.



Static Water Pressure Reading: 58 psi



Type of Supply Piping Material: Copper, Pex

Water Source: Public

Location of main fuel shutoff valve: Not Applicable

1: Hot/Cold Reversed

⊖ Deficient

The hot and cold water supply is reversed at one or more fixtures and is a potential scald hazard. Repair as needed.

I=Inspected

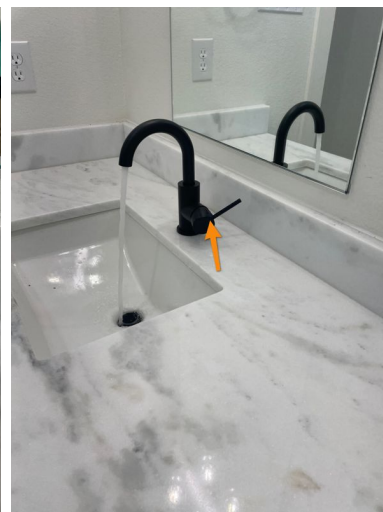
NI=Not Inspected

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Recommendation: Contact a qualified plumbing contractor.



2: Tub Loose At Floor

➡Deficient

The tub is loose at the floor. A licensed plumber should evaluate the tub and make any needed repairs.

Recommendation: Contact a qualified plumbing contractor.

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I	NI	NP	D
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3: Supply line piping not supported

 Maintenance Item

The pex water line should be supported and connected to prevent damage. Have a qualified plumbing contractor evaluate and make any needed repairs.

Recommendation: Contact a qualified professional.



4: Supply line piping should be insulated

 Deficient

Supply line piping in the attic, crawlspace and exterior should be insulated to protect from freeze and help with energy loss. Have a qualified contractor evaluate and repair

Recommendation: Contact a qualified professional.

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Representative Photo

5: Pot fill decorative cover needs to be adhered to the wall

 [Maintenance Item](#)

Have a qualified contractor evaluate and repair

Recommendation: Contact a qualified professional.



6: Un tradesmen like install of plumbing for bathtub

 [Maintenance Item](#)

This is for your information

Recommendation: Contact a qualified professional.

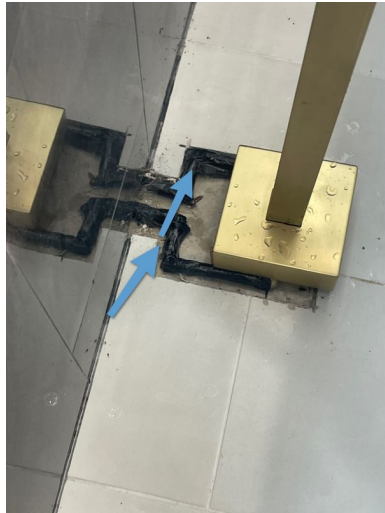
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☒ ☐ ☐ ☐

B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

1: Washing machine drain is covered

🚩Deficient

The top of the drain will need to be removed. I recommend having a qualified contractor removed drain cap and ensure drain is in place

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒

C. Water Heating Equipment

Energy Source: Electric

Capacity: 50 Gallons

Water Heater(s) Age: 1 year old Rheem

1: Water Heater Expansion Tank

🚩Deficient

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I	NI	NP	D
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The water heater lacks an expansion tank which is required when a pressure reducing valve is in place at the water supply line/system. Recommend repair as necessary by a licensed plumber.

Recommendation: Contact a qualified plumbing contractor.

2: Water heater valves have dissimilar metals at exit and intake

☹️Deficient

Water heater valves have dissimilar metals at exit and intake. This can cause corrosion and deterioration overtime. Repair by qualified plumber is recommended

Recommendation: Contact a qualified professional.



☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

☐ ☐ ☒ ☐ **E. Gas Distribution Systems and Gas Appliances**

Location of Gas Meter: None

Type of Gas Distribution Piping Material: None

☐ ☐ ☒ ☐ **F. Other**

☒ ☐ ☐ ☒ **Sewer Camera Inspection**

Sewer camera inspection:

Sewer camera was able to travel 16 feet under the home. At this point a large blockage was encountered. The sewer camera could not travel past the blockage. Sewer Camera traveled 15 feet away from the home to where it hit the septic system. No issues found

1: Sewer Lines Issues

⚠️Safety Hazard and/or Needs Attention

One or more issues with sewer line were found during the sewer camera inspection. These include but are not limited to blockage and debris in plumbing lines Recommended having a licensed qualified plumbing contractor evaluate all the drain lines and make any needed repairs.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendation: Contact a qualified professional.



I=Inspected

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I	NI	NP	D
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V. APPLIANCES

☒ ☒ ☐ ☒ A. Dishwashers

1: No Power

▲ Safety Hazard and/or Needs Attention

The dishwasher did not have power and could not be inspected. Repair as needed.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ B. Food Waste Disposers

Garbage disposal present with septic system:

Garbage disposal present with septic system. This puts undigested food and additional water into septic system which can affect performance of septic system. This is for your information

☒ ☐ ☐ ☒ C. Range Hood and Exhaust Systems

1: Exhaust ducting is wrong material

➔ Deficient

Flexible ducting is not the proper material This can allow oils to accumulate. Have a qualified contractor evaluate and repair.

Recommendation: Contact a qualified professional.

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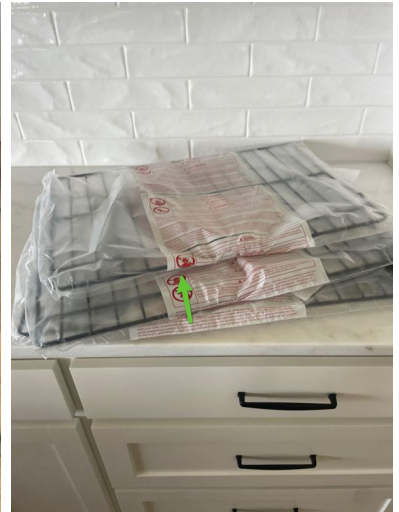
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☒ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

Packing material still on oven:

This will need to be removed before it is permanently baked on or burnt on. This is for your information



1: Oven exterior is damaged

[Maintenance Item](#)

This is cosmetic. Repair as needed

Recommendation: Contact a qualified professional.

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☒ ☐ ☐ ☐ **E. Microwave Ovens**

☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

☒ ☐ ☐ ☐ **G. Garage Door Operators**
Garage Door Type: Garage Door Opener

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

☐ ☐ ☒ ☐ **I. Other**

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VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒ A. Landscape Irrigation (Sprinkler) Systems

No guide to zone location:

There was no map or list to zone location zone 8 on controller did not appear to operate any zones. Have a qualified contractor evaluate and make a list of zones and repair any unlisted issues

One ore more zones not identified:

As the sprinkler system had multiple zones using underground watering hoses one or more zones were unable to be identified. Have a licensed irrigation contractor verify unidentified zones or repair if needed

Zone 1

1: Sprinkler Head/Line Defective

➔Deficient

One or more sprinkler heads or drip irrigation lines did not operate properly. Repair is recommended.

Recommendation: Contact a handyman or DIY project



2: Backflow preventer not found

➔Deficient

Sprinkler system backflow preventer valve not found. These are often located in a utility box in the yard. This can cause contaminated water to backflow into homes or city's plumbing system. Inquire to current owner on location and/or had qualified plumbing contractor investigate and repair if needed.

Recommendation: Contact a qualified professional.

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☒ ☐ ☐ ☒ **E. Private Sewage Disposal Systems**

Septic System Inspection Description and Limitations :

The septic system inspection is a visual, non-exhaustive, non-intrusive inspection of the visible and readily accessible components of an individual sewage disposal system.

The scope of this inspection is limited to assurance that the physical components of the system are actually present and that the current system configuration is operating as designed.

The leaching bed, if present, is inspected visually by walking and/or probing the area, and any visible issues will be noted in the Recommendations.

We do not test the isolating/relief valves and main shut-offs. We do not inspect the well and water quality unless the well inspection is requested as part of this inspection.

We run the water in various drains in the house for approximately 30 minutes and inspect all of the visible, accessible plumbing fixtures. Dyes are not used.

We can not foresee the affect of change of occupancy of the property will have to the performance of the septic drain field.

Proper maintenance of the septic system is essential. Failure to maintain a septic system may result in conditions which are hazardous to health.

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Septic System Maintenance :

The inspector recommends consulting the owner for maintenance records to determine when the septic system was last pumped and serviced.

The inspector also recommends entering into a maintenance agreement with a licensed septic technician in order to maintain the system so that it operates as designed.

Follow all guidelines for proper use and maintenance of your well and septic systems

Type of System: Aerobic

Location of Drain Field: Rear of Home

1: Aerator pump not producing air into the tank

▲Safety Hazard and/or Needs Attention

The aerator pump provides air for the bacteria that breaks down the solids. The aerator pump is not providing air into the tank. Have a qualified licensed septic contractor evaluate and repair

Recommendation: Contact a qualified professional.

